



FILE: PA03-0032

**DATE:** July 1, 2003  
**TO:** File/Record/Applicant  
**FROM:** Bryan Speegle, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA03-0032 for Site Development Permit  
**APPLICANT:** Richmond American Homes (builder) and DMB Ladera, LLC (master developer)

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**I. NATURE OF PROJECT:**

The applicant proposes the construction of 39 detached single-family dwellings in the *Planned Concept Detached Dwellings* design, which are small lots at a minimum density of 9 units per net acre. This proposal provides for the “traditional” single-family design where typically the front entrance to the home is from an exterior street or a common pedestrian area and the garage is accessed from an alley. Homes on the north project boundary (on Duffield Lane and Brayton Court) have their entrances from an off-site paseo maintained by LARMAC. The Planned Concept has no minimum lot size for each dwelling. The average lot size in this proposal is 2,944 square feet (the minimum lot size not using the Planned Concept Detached Dwellings designation is 3,000 square feet).

The project has three basic unit types ranging in size from a 2-story, three-bedroom/2 ½ baths at 1,767 square feet to 3-story, four-bedroom/2 ½ baths at 2,129 square feet. The proposal includes 11 three-bedroom units and 28 four-bedroom units. Each dwelling unit is provided an attached two-car garage. The required parking for this proposal, including guest parking, is 125 spaces. Total parking provided for this proposal is 125 spaces. Included in that total are 78 covered spaces and 47 on-site open spaces in parking bays. Limited parking on project and surrounding streets is also available.

The project site is 4.25 acres in size and is vacant and graded. The project is in the *Terramor Village* (Planning Area 4B) area in the southern Ladera Planned Community. An arroyo open space area surrounds the east and north sides of the site with pedestrian trails linking this project to the surrounding village and community. Access to the site is from Narrow Canyon Drive on the south and westerly side of the project.

This proposal is associated with VTTM 16352. A model home sales complex is not proposed in conjunction with this proposal. A model home sales complex previously approved under PA03-0003 will be used for the sales of homes in this proposal.

The project as proposed conforms to all site development standards with no site development modification proposed. The Ladera PC allows this proposal to be processed through an administrative Site Development Permit. The table following shows the project compliance with the required development standard and parking standard.

| <b>Development Standard</b>  | <b>Required</b>                       | <b>Proposed</b>   |
|--|---------------------------------------|---|
| Net project density  | 9 units or more per acre              | 12.5 units/acre   |
| Building site area   | No minimum                            | 2,944 sq. f.t. average lot size                         |
| Building height  | 35 feet maximum                       | 34'-2" maximum  |
| Building site coverage   | 60% maximum for the total development | 42.2%   |
| Setback, Front, minimum  | 12 feet from back of street curb      | 12 feet minimum   |
| Setback, Rear, minimum   | 5 feet                                | 5 feet minimum  |
| Setback, Side, minimum   | 10 feet aggregate total               | 10 feet aggregate total                                 |
| Usable project open space  | 5% to 10 %                            | 18.2%   |
| Usable private open space per each dwelling unit                                 | 150 sq. ft./lot                       | 785 to 1,270 sq. ft./lot<br>(1,042 sq. ft./lot average) |
|  |                                       |   |
| <b>Parking</b>   | <b>Required</b>                       | <b>Provided</b>   |
| Covered  | 78 spaces                             | 78 spaces   |
| Open<br>Guest (8) and spaces for homes with driveway lengths less than 17' (39). | 47 spaces                             | 47 spaces, all in parking bays                          |
| Total parking spaces   | 125, based on 3.2 spaces/dwelling     | 125   |

- II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)  
The Ladera Planned Community Program Text, Section III.3 and the Orange County Zoning Code, Section 7-9-150 "Discretionary Permits and Procedures".

### **III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, Addendum PA990143 and Addendum PA010109. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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### **IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director  
Planning and Development Services Department

By:

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Chad G. Brown, Chief  
CPSD/Site Planning Section

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### **ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower Street, Santa Ana.